









This wonderful detached bungalow, provides deceptively spacious accommodation, occupying a superb, generous plot on the highly regarded West Hill. Internally the accommodation is all on one level, accessed via an entrance vestibule, connecting through to an impressive reception hall. There is a 27ft lounge, a separate dining room, conservatory overlooking the garden, a fitted kitchen and a useful utility. The principle bedroom features an en-suite bathroom/wc, there is a second double bedroom and a shower room/wc, accessed from the reception hall. Externally the property has a pleasant garden to the front with gated access leading onto a driveway providing off street parking and access to an attached garage. To the rear there is a beautiful garden with a lawn, patio, well-stocked planted borders and a summer house. This location provides convenient access to an extensive range of local amenities, shops and schools as well as offering excellent transport connections. We highly recommend a detailed inspection to appreciate the location, the versatile and generously proportioned accommodation, stunning garden and potential this remarkable bungalow has to offer.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via UPVC entrance door.

Entrance Vestibule



Inner door to hallway.

Reception Hall



Radiator, access point to loft and 2x storage cupboards.

Lounge 13'5" x 27'1"



Double glazed bay window front and double glazed window to side. 2x radiators and an electric fireplace. Double doors to dining room.

Dining Room 13'5" x 17'11"



Radiator and electric fireplace. Door to Kitchen. UPVC double glazed sliding patio door to conservatory

Conservatory 10'8" x 7'4"



Double glazed windows and UPVC door to rear. Electric heater. Double glazed window and UPVC sliding patio door to rear.

Breakfasting Kitchen 20'8" x 6'11"



Range of wall and base units with countertops over incorporating a single bowl sink and drainer with mixer tap. Space provided for a fridge freezer and oven. 2x double glazed windows rear, radiator and door to utility.

Utility 6'11" x 8'9"



Base units with countertops over providing space for

washing machine and tumble dryer. Window to front and sliding patio door to rear.

Bedroom 1 13'3" x 11'6"



2x double glazed windows, 2x radiators and built in mirrored fronted wardrobes. Door to en-suite.

En-Suite Bathroom



Low level WC, washbasin and bath, chrome heated towel rail and double glazed window.

Bedroom 2 13'5" x 13'5"



Double glazed bay window to front, built in wardrobes and vanity desk, radiator.

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MAIN ROOMS AND DIMENSIONS

Shower Room



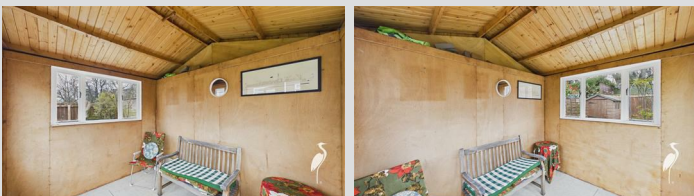
Low level WC, washbasin and walk in shower, radiator, skylight and built in storage.

Outside



Attractive front garden with block paved, gated driveway providing off street parking. Generously sized rear garden with stunning lawned and block paved areas. Summerhouse and garage.

Summerhouse 9'6" x 7'9"



2x single glazed bay windows to either side.

Garage 9'6" x 15'9"



Access from front and rear via up and over shutter doors.

Council Tax Band

The Council Tax Band is Band E.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Important Notice - Particulars

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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

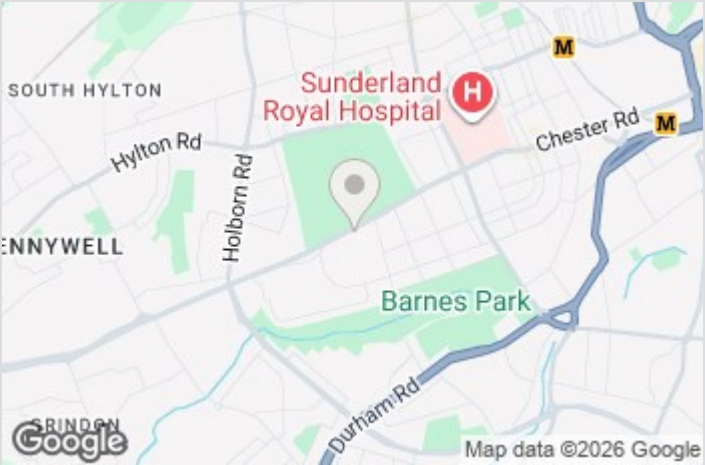
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MAIN ROOMS AND DIMENSIONS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



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Approximate total area⁽¹⁾

167.6 m²

1805 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ground Floor